



## Ward 5 Development Summary Summer 2009

The Ward 5 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 5. It does not reflect all development activity within Ward 5. The information included in this document was compiled from various sources. Please contact the appropriate developer, property owner, or government agency for the most up to date information regarding the project. For additional information on development activity in the Ward, please utilize the Development Search function on the Washington DC Economic Partnership website: [www.wdcep.com](http://www.wdcep.com) or contact your Ward Planner, Deborah Crain at (202) 442-7615 and [deborah.crain@dc.gov](mailto:deborah.crain@dc.gov)



Old Gage School now Parker Flats

### Mixed-Use Development

**ART Place:** The Cafritz Foundation has proposed building 1,204 residential units with 117,000 sf of retail space including a Safeway and 151,000 sf for tenants like the Shakespeare Theatre Company. The \$325 million project is planned to begin summer 2010 and finish winter 2013.

**Arts & Housing:** Dance Place has partnered with Artspace Projects, Inc. to build 40-50 affordable, rental live/work studios for working artists and 30 market rate condos with 16,000 sf of office space. Groundbreaking is winter 2010 with a target date of spring 2011.

**Catholic University Parcel:** Abdo proposes to redevelop 8.9-acre parcel with 725-825 housing units, space for artists and retail outlets. The \$250 million would cover 950,000 sf. The expected development schedule is spring 2010 – winter 2013.

**Rhode Island Avenue Metro Station:** Now in its final planning stages, Urban Atlantic plans to build this mixed-use development will include 274 units of market rate and affordable residential rental units and 70,000 square feet of retail. Expected delivery is Spring 2011.

**Sorenson Language and Communication Center:** Designed by and for deaf people, this 87,000 square foot teaching and research center houses several academic departments and is LEED certified.

### Residential Development

**Lowe Development –** Development proposal at the intersection of South Dakota and Riggs Road NE includes a 3- part phased development as follows: *Fort Totten Square* (Phase I) - 468 residential units, 71,000 square feet of retail (with grocery store), 500 parking spaces; *Dakota Pointe* (Phase II)- 170 residential units; *Dakota Flats* (Phase III) – 260 apartments and 23,000 square feet of retail. Construction of Phase I is slated for 2010.

**Emerson Estates and Emerson Park:** Rocky Gorge Development is nearing completion of phase two of this development. Emerson Park offers 2 and three bedroom town homes with garages near the Ft. Totten Metro Station. Expected completion is winter 2009.

**Fort Totten Metro Station East Parcel:** With phase one now complete this development adjacent to the Fort Totten Metro Station, offers market rate multi-family rental housing with neighborhood serving retail soon to be introduced.

**St. Paul's College:** EYA, LLC plans to develop 250 three- and four-story single-family homes on part of its 20-acre campus.

**4<sup>th</sup> and Rhode Island Avenue:** H Street CDC plans to build a 170 unit multi-family residential development providing a mix of affordable and market rate housing.

**Ivy City/Home Again Initiative:** 37 vacant and abandoned properties now owned by the District government will be redevelop into 61 new single and multi-family housing units. There will be a mix of rental and for sale properties. Contact Martin Combal at [martin.combal@dc.gov](mailto:martin.combal@dc.gov) for more information.

**Fort Lincoln New Town at South Dakota Avenue:** This new residential development at Fort Lincoln will be a major site for homeownership. Over 200 town homes with garages are under construction here with additional residential and retail development to follow soon.

**St. Martins Housing:** This \$41 million planned development will offer 178 affordable family rental units in the Edgewood-Eckington community. Expected delivery is spring 2010



## Public Investment

**Schools:** Noyes Elementary School has undergone major renovation and modernization. Complete rehabilitation of historic Luke C. Moore Academy has been completed. McKinley High School has been transformed into a state of the art technology academy and Phelps High School has been reopened as an architecture, engineering and design career school.

**Recreation:** Brand new centers and play grounds have been constructed at Brentwood, Turkey Thicket Trinidad and North Michigan Park by the DC Department of Parks and Recreation.

**Transportation and Transit:** The District Department of Transportation has completed major resurfacing and other improvements on many streets and major roads in Ward 5 including: Irving Street, New York Avenue, North Capitol Street, Rhode Island Avenue, Taylor Street, Brentwood Road and Bladensburg Road.

**Infrastructure:** Investments in projects such as the Brookland Streetscape, the WASA Sewer improvements at West Virginia Avenue and Mt. Olivet Road and the storm water retention pond at New York Avenue and South Dakota Avenue have greatly improved the quality of life in Ward 5.

## Completed Plans

**Brookland/CUA Metro Station Area Plan** provides a comprehensive neighborhood strategy and a framework to guide growth and development around the Brookland/CUA metro station area and beyond. Council approved the plan in March 2009.

**Florida Avenue Market Study** includes an analysis of market conditions, economics, historic significance. A revitalization and development framework will be the final product along with a site plan and urban design recommendations. The Council hearing is expected for fall 2009.

**Riggs Road South Dakota Avenue Area Development Plan** focuses on the intersection of Riggs Road and South Dakota Avenue as the center of the study area. This plan identifies opportunity sites where future development may occur and provides guidance for land use and urban design on growth yet to come. Council adopted the plan in March 2009.

**North Capitol Street/Cloverleaf Revitalization Strategy** examines ways to best plan for an expanding pedestrian environment while allowing optimum vehicular movement as new development comes into the area. OP completed the plan in April 2009.

**Northeast Gateway Revitalization Strategy** targets the Ivy City, Trinidad, Carver Terrace, Langston Dwellings and Arboretum neighborhoods. This plan recommends protecting affordable housing, diversify housing choices and enhancing the physical environment.

